



Planning & Economic Development Department  
100 Hughes Road  
Madison, Alabama 35758

## Planning Commission Staff Report

**Date:** June 16, 2022

**Project:** The University of Alabama Huntsville Foundation Subdivision, Phase 1 (Certified Plat 2022-011)

**Applicant:** Barge Design Solutions

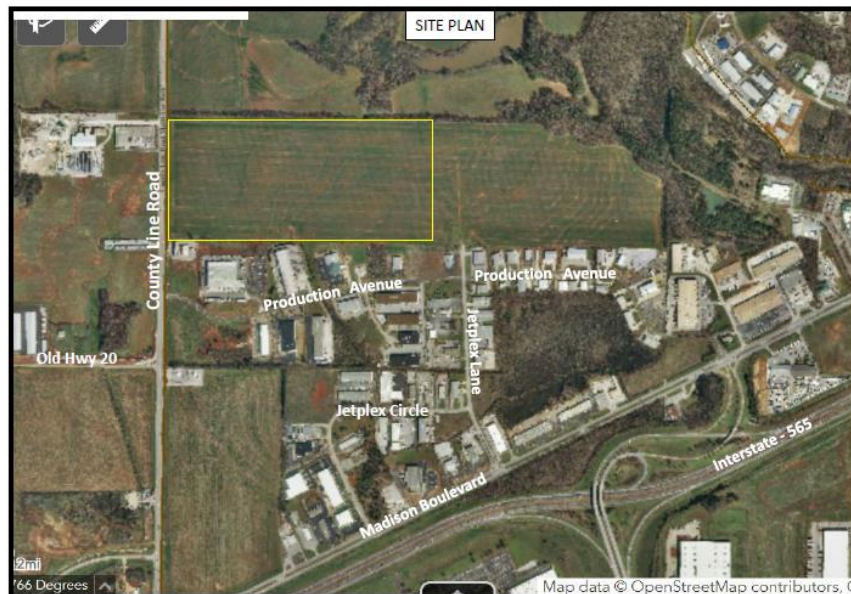
**Property Owner:** University of Alabama Huntsville Foundation, Inc.

**Location:** North of Production Avenue, East of County Line Road

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### Request Summary

This is a request for a certified plat for two industrial lots and one tract on 85.26 acres.



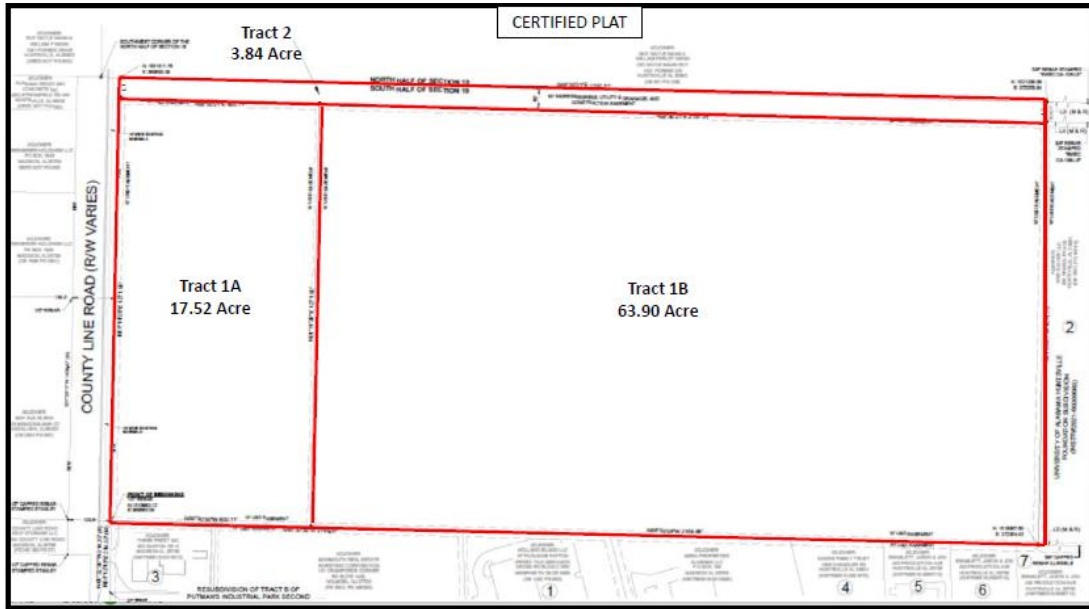
### Recommendation

Motion to:

“Approve the Certified Plat for The University of Alabama Huntsville Foundation Subdivision, Phase 1 with contingencies.”

## **Project Request**

This is a Certified Plat for the purpose of creating two lots (Tract 1A and 1B) for future development with a tract (Tract 2) created at the north end of the proposed lots for ingress/egress.



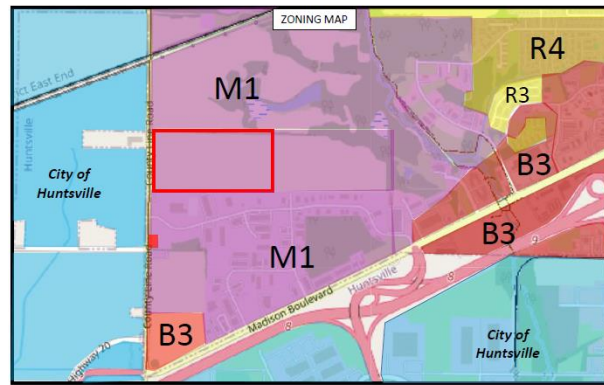
## **General Information**

### **Background:**

The Planning Commission approved a Certified Plat for The University of Alabama Huntsville Foundation Subdivision on March 18, 2021, which created three parcels east of the subject area. A new FedEx Ground building is under construction on one of those parcels.

### **Future Land Use, Zoning, and Existing Land Uses:**

<b>TABLE 1 LAND USE AND ZONING INFORMATION</b>			
<b>Location</b>	<b>WSMP Vision Map</b>	<b>Zoning</b>	<b>Existing Land Use</b>
Subject Site	CMU (Commercial Mixed-Use) PNA (Parks & Natural Area)	M1 (Restricted Industrial District)	Undeveloped
North of Subject Property	CMU & PNA	M1	Undeveloped
East of Subject Property	CMU & PNA	M1	Distribution Center under construction
South of Subject Property	I CC	M1 B3 (General Business District)	Light industrial uses Convenience Store Vacant
West of Subject Property (across County Line Rd)	n/a	City of Huntsville	Light industrial



**Conformance with Long Range Plans:**

1. Future Land Use Map. Not Applicable
2. West Side Master Plan  
The majority of the subject property has a place type designation of CMU. This place type was established when the zoning on the property was Mixed Use. Subsequently, staff corrected the zoning to be M1. At some point, an amendment to the West Side Master Plan should be completed to reflect the corrected zoning designation.
3. Growth Plan  
The subject property is part of the County Line Road Key Development Area. The plan calls out the following for the subject area “Very large redevelopment opportunity should contain multiple uses, including housing” because at the time mixed use was expected.
4. Parks & Recreation Master Plan. Not Applicable

**Zoning & Subdivision Compliance:**

The proposed project complies with all applicable requirements in the Zoning Ordinance and Subdivision Regulations.

**Technical Review Committee:**

The subject request was reviewed by the Technical Review Committee. The Committee recommends approval of the application with the contingencies provided in Attachment No. 1.

**Analysis**

The proposed Certified Plat will create two lots for future industrial development and a means of access to/from County Line Road. The plat meets all applicable regulations and staff recommends approval.

**Attachments**

1. Recommended Technical Review Committee Contingencies for University of Alabama Huntsville Foundation Subdivision, Phase 1/Certified Plat
2. Certified Plat dated and received June 8, 2022  
(If viewed electronically from a link on the published agenda, this attachment can be found by clicking on the title of the project name listed on the agenda)

Attachment No. 1

Recommended Technical Review Committee Contingencies  
UAH Foundation Subdivision, Phase 1                      Certified Plat

Planning Department

1. Signatures
  - a. Huntsville Utilities
  - b. North Alabama Gas
  - c. Dedication
  - d. Acknowledgement